



**GRASSROOTS**  
REALTY GROUP

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**35 Windermere Close  
Red Deer, Alberta**

**MLS # A2278742**



**\$429,900**

<b>Division:</b>	Westlake		
<b>Type:</b>	Residential/Duplex		
<b>Style:</b>	2 Storey, Attached-Side by Side		
<b>Size:</b>	1,501 sq.ft.	<b>Age:</b>	2012 (14 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Additional Parking, Driveway, Garage Faces Front, Single Garage Attached		
<b>Lot Size:</b>	0.06 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard		

<b>Heating:</b>	In Floor, Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Laminate, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	R-D
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Ceiling Fan(s), High Ceilings, Open Floorplan		

**Inclusions:** Built-In Refrigerator, Dishwasher, Electric Stove, Microwave Hood Fan, Washer/Dryer

Welcome to this 1,500 sq ft fully developed half duplex that truly doesn't feel like a duplex. Built by Sorento in 2012, this well-designed home offers 4 bedrooms and 3.5 bathrooms, perfect for families, professionals, or investors alike. The main floor features an open and airy layout with open-to-below stairs, creating a sense of space and light. Main floor laundry is conveniently tucked away, keeping the living area clean and functional. The single attached garage is a great feature, and the extended front driveway provides additional parking. Upstairs you'll find three bedrooms, including a spacious primary bedroom with a 4-piece ensuite. The fully developed basement offers a fourth bedroom, a full bathroom, and in-floor heat for year-round comfort. Enjoy the fully fenced backyard with patio doors replaced in 2017, plus newer washer and dryer for added peace of mind. Best of all—NO CONDO FEES. Located just walking distance to Red Deer Polytechnic and the scenic trails of Heritage Ranch, with quick access to Highway 2 for an easy commute. This is a fantastic location offering convenience, lifestyle, and value.